



THE GREENVILLE CITY PAGE

WEEK OF JULY 9 - JULY 15, 2007

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The City of Greenville is dedicated to providing all citizens with quality services in an open, ethical manner, insuring a community of distinction for the future.

Board and Commission Meetings

Dates, Times, Locations

Greenville Utilities Commission will meet on Tuesday, July 10, at 5:30 PM in the Greenville Utilities Commission Building, 401 South Greene Street.

Affordable Housing Loan Committee will meet on Wednesday, July 11, at 3:00 p.m. in the Third Floor Conference Room of City Hall, 200 West Fifth Street.

NOTICE OF OFFER TO LEASE REQUEST FOR UPSET BIDS

NOTICE is hereby given that the Redevelopment Commission of Greenville has received an offer to lease the property located between West Fifth Street and Bonners Lane in the City of Greenville, North Carolina, (Property) and further described as follows:

Vacant tract along West Fifth Street composed of a common area and Tax Parcel Numbers: 37368, 37369, 37370, 37371, 37372, 37373, 37374, 37375, 37376, 37377, 37381, 37380, 37379, 37378, 37367, 37366, 37365, 37364, 37363, 37362, 37361, 37360, 37382, 37383, 37384, 37385

415 West Fifth Street – Tax Parcel Number 28844

411 West Fifth Street – Tax Parcel Number 28837

Vacant tract along Bonners Lane – Tax Parcel Number 28841

234 Bonners Lane – Tax Parcel Number 28897

414 Bonners Lane – Tax Parcel Number 10848

416 Bonners Lane – Tax Parcel Number 04433

420 Bonners Lane – Tax Parcel Number 17752

424 Bonners Lane – Tax Parcel Number 19843

426 Bonners Lane – Tax Parcel Number 17741

The offer by Landmark Asset Services, Inc., or its affiliated assignee (Landmark) is to lease the Property, on the following terms and conditions:

- Thirty-five (35) year lease term; provided, however, that Landmark shall have the right to opt out at any time after the completion of the low-income housing tax credit (LIHTC) compliance period;
- An annual lease payment of \$1;
- Landmark shall develop the Property in accordance with the Call for Developers issued by the Commission on June 23, 2006.

The Commission proposes to accept said offer. The Property will be leased pursuant to a lease agreement approved by the LIHTC investor and the Commission, with warranties limited to the term of the Commission's ownership of the property. The lessee of the Property shall take the Property subject to (a) restrictive covenants, easements and rights-of-way of public record, (b) applicable zoning, subdivision, occupancy, use, construction and development regulations applicable to the Property, and (c) all matters and things which a current accurate survey may reveal or disclose.

Notice is further given that any person may, no later than 5 p.m. on Thursday, July 20, 2007, raise the bid for the lease of said property as reflected in said offer by not less than ten percent of the first one thousand dollars and five percent of the remainder. The amount of the bid as contained in Landmark's offer is \$35.00, which is the 35 year lease payment. When the bid is raised, the bidder shall deposit five percent of the increased bid in cash, cashiers check, or certified check. The deposit shall be forfeited if the bidder has the highest qualifying offer at the conclusion of the upset bid procedure, the Commission accepts the offer, and the terms of the offer are not fulfilled by the bidder. As a component of a bidder's offer, in addition to the increase in the bid amount, the bidder must agree to the following:

- Thirty-five (35) year lease term; provided, however, that the lessee shall have the right to opt out at any time after the completion of the low-income housing tax credit (LIHTC) compliance period;
- The submission of a LIHTC application in accordance with the 2007 Qualified Allocation Plan to the North Carolina Housing Finance Agency (NCHFA);
- The development of the Property in accordance with the Call for Developers issued by the Commission on June 23, 2006;
- At the time of the submission of the bid, any bidder shall submit to the Commission for approval site plans, financial plans and other project details such that the Commission may be reasonably assured that the bidder's plan is compliant with (i) the submission of a LIHTC application in accordance with the 2007 Qualified Allocation Plan to the North Carolina Housing Finance Agency (NCHFA) and (ii) the development of the Property in accordance with the Call for Developers issued by the Commission on June 23, 2006; and
- That, for any upset bid which is accepted by the Commission, the lease of the Property shall occur no later than ninety (90) days following the allocation of LIHTC by NCHFA, with the first annual lease payment due on 1st day of the month following the date upon which the Property is placed in service for purpose of claiming the LIHTC. The Property shall be leased pursuant to a lease agreement approved by the LIHTC investor and the Commission with warranties limited to the term of the Commission's ownership of the Property. The lessee of the Property shall take the property subject to (a) restrictive covenants, easements and rights-of-way of public record, (b) applicable zoning, subdivision, occupancy, use, construction and development regulations applicable to the Property, and (c) all matters which a current accurate survey may reveal or disclose.

The upset bid procedure shall be repeated until no further qualifying upset bids are received, at which time the Commission may accept the offer and lease the property to the highest bidder. All bids shall be made to the office of the City Clerk, City Hall, 200 West Fifth Street, Greenville, North Carolina during normal business hours (Monday through Friday, excluding holidays, from 8 a.m. until 5 p.m.). The Commission reserves the right to reject any and all offers.

ATTENTION SANITATION SERVICE CUSTOMERS

Reminder

If you received a Door Hanger and/or Flyer recently notifying you that your service day will change and live in/or around the following areas or subdivisions, this change will begin this week.

Households within the area defined by:

Dickinson Avenue
Memorial Drive
The Tar River
B's BBQ / Stantonsburg Road

and the following subdivisions:

Brook Creek, Elkin Ridge, Glen Arthur, HeritageVillage, Highland Mobile Home Park, Oaktowne, Paramore, Planter's Walk, Rocksprings, Shamrock, South Hall, Tar River University Neighborhood, White Oak, and Williamsbrook.

For additional information please call the Public Works Department at 329-4522



Advertisement For Bidders

The City of Greenville is accepting bids for two separate Storm Drainage Improvements Projects:

- 1) Westhaven Subdivision Storm Drainage Improvements
- 2) Colonial Heights Subdivision Storm Drainage Improvements

Both projects have Pre-Bid conferences on Tuesday July 10th at Public Works on Beatty Street. Also, both projects bid on Thursday July 19th, 2007. For more information, please call H. Carson Fisher, PE at 329-4620.

Greenville is a Cool City!

Find out why at City Hall on Tuesday, July 10, at 10 AM

Public Meeting

GREENVILLE'S INTERMODAL TRANSPORTATION CENTER PUBLIC INFORMATION MEETING

A recent study recommended an Intermodal Transportation Center for Greenville. This center will serve as a hub for different types of public transportation services to make travel easier and more convenient.

WE WANT YOUR INPUT!

Monday July 16th, from 5 pm to 7 pm. Presentation at 5:30pm.
Location: Sheppard Memorial Library, 530 Evans Street

See examples from around the state and the U. S., Hear a presentation from transportation planners, Provide your input on what should be included in the facility. If you need special accommodations, please call: (252) 329 - 4047